

PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL TREES SHALL HAVE A MINIMUM 1 1/2" CALIPER AT A POINT 6 INCHES ABOVE ROOT BALL. ALL OTHER MEASUREMENTS SUCH AS NUMBER OF CANES, BALL SIZES, QUALITY DESIGNATIONS, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF 'HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.'
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- SEE PLANTING DETAILS FOR PLANTING AND STAKING AND GUYING REQUIREMENTS.
- FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, ROLLING, MOWING, EDGING, RESEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. CONTACT OWNER FOR ONE YEAR SERVICE CONTRACT. CONTRACTOR TO WALK LANDSCAPE AND IRRIGATION W/ OWNER TO ENSURE EVERYTHING IS IN WORKING ORDER AND THAT THE PLANTS ARE HEALTHY AND IS READY TO BE TAKEN OVER BY ANOTHER MAINTENANCE COMPANY IF APPLICABLE.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
- FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR GROUND COVER AREAS.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE ALL DAMAGED IRRIGATION AND PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- ALL TREES WITHIN 1' OF HARDSCAPE ELEMENTS, SUCH AS CURBS, WALLS, BUILDINGS OR WALKS, SHALL BE PROVIDED WITH DEEP ROOT BARRIER CONTROL DEVICES OR EQUAL.
- REFER TO COUNTY OF SAN DIEGO PLANNING DEPARTMENT LANDSCAPE PERMIT DIVISION FOR ADDITIONAL INFORMATION AND 'BANCROFT DISTRICT' GUIDELINES AND REQUIREMENTS.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL ADHERE TO COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, AND 'BANCROFT DISTRICT' GUIDELINES AND REQUIREMENTS.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING COMMON AREAS AND RIGHT OF WAY LANDSCAPE AS DEPICTED.
- SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SANTA ANA. CONTACT MARVIN ELLENBECKER AT 714/ 661-2711 REGARDING ALL SUBSTITUTIONS.
- THE CONTRACTOR SHALL CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO STARTING ANY IRRIGATION AND INSTALLATION OF PLANT MATERIALS.

PLANTING LEGEND

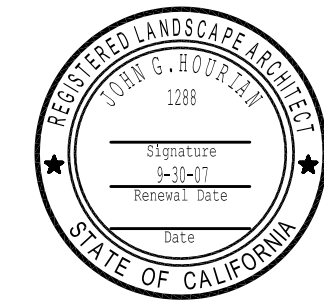
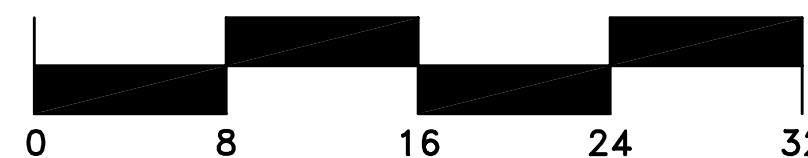
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
TREES					
	PISTACIA CHINENSIS	CHINESE PISTACHE	24' BOX	2	STANDARDS
	AGONIS FLEXUOSA 'PURPUREA'	PEPPERMINT TREE	24' BOX	3	STANDARDS
	ERIOBOTRYA JAPONICA	LOQUAT	24' BOX	2	STANDARDS
	LAGERSTROEMIA HYBRIDS 'NATCHEZ'	GRAPE MYRTLE	24' BOX	12	STANDARDS MAXIMUM HGT.=15' VERIFY OVERALL HGT. W/ S.D.G.E.
	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24' BOX	5	STANDARDS
SHRUBS					
	CEANOTHUS GRISEUS 'HORIZONTALIS'	CARMEL CREEPER	5 GALLON	14	3'-0" O.C.
	CISTUS 'SUNSET'	ROCKROSE	5 GALLON	68	4'-0" O.C.
	PLUMBAGO AURICULATA	CAPE PLUMBAGO	15 GALLON	12	5'-0" O.C.
	RHUS OVATA	SUGAR BUSH	5 GALLON	8	3'-0" O.C.
VINES					
	BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	5 GALLON	10	REMOVE FROM STAKE ATTACH TO WALL
GROUND COVER					
	LANTANA MONTEVIDENSIS 'NEW GOLD'	TRAILING LANTANA	1 GALLON	121 SF. 32	2'-0" O.C.
	MYOPORUM PARVIFOLIUM	XXXX	FLATS	106 SF. XX	2'-0" O.C.
	MARATHON IIE	FESCUE GRASS	SOD	383 SF.	INSTALL 6' X 6' CONCRETE MOISTURE AROUND TURF BORDER

LANDSCAPE CALCULATIONS

LOT AREA:	17,801 SF.
TOTAL LANDSCAPING AREA	2,718 SF.
TOTAL TURF AREA	383 SF.
PERCENTAGE OF TURF AREA (383÷ 2,718)	14%

PRELIMINARY LANDSCAPE PLAN

SCALE: 1/8"=1'-0"



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PRELIMINARY LANDSCAPE PLAN	
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